042.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,200 / 946,200
					USE VALUE:	946,200 / 946,200
					ASSESSED:	946,200 / 946,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLEIG DAVID
Owner 2:	KLEUTSCH LAUREN
Owner 3:	
Street 1:	24 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PANITSIDIS SOFIA/ TRUSTEE -
Owner 2:	SOFIA PANITSIDIS REVOCABLE TR -
Street 1:	60 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3136 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4416.000	504,200		442,000	946,200
Total Card	0.101	504,200		442,000	946,200
Total Parcel	0.101	504,200		442,000	946,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.72 /Parcel: 301.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29356
GIS Ref:
GIS Ref:
Insp Date: 04/20/18

!3567!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	504,200	0	4,416.	442,000	946,200		Year end	12/23/2021
2021	105	FV	506,800	0	4,416.	442,000	948,800		Year End Roll	12/10/2020
2020	105	FV	598,100	0	4,416.	442,000	1,040,100	1,040,100	Year End Roll	12/18/2019
2019	105	FV	445,100	0	4,416.	469,600	914,700	914,700	Year End Roll	1/3/2019
2018	105	FV	445,100	0	4,416.	342,500	787,600	787,600	Year End Roll	12/20/2017
2017	105	FV	419,500	0	4,416.	298,300	717,800	717,800	Year End Roll	1/3/2017
2016	105	FV	419,500	0	4,416.	254,100	673,600	673,600	Year End	1/4/2016
2015	105	FV	377,400	0	4,416.	248,600	626,000	626,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:16:30

LAST REV

Date	Time
12/09/21	11:14:26
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANITSIDIS SOFI	1553-128	1	12/24/2019		975,000	No	No		
PANITSIDIS SOFI	1427-119		12/10/2012	Convenience	1	No	No		
	843-82		11/19/1973		34,500	No	No		Stathis Panitsidis dod 12/21/2008

USER DEFINED

Prior Id # 1:	29356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2021	295	Alterati	250,000	O				
1/21/2020	140	Redo Kit	10,000	C				
7/14/2003	563	Redo Kit	15,000			G6	GR FY06	tile 1 bth, paint
6/10/1998	373	Addition	5,000					3X17 2ND FLOOR ADD
5/13/1994	204	Alterati	1,500					CLOSET 17X4
7/30/1992	347		1,500					ADD 9X26 DECK
4/30/1992	163		2,800					REMOVE ILLEGAL ADD

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	USPS	JO	Jenny O
2/5/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
4/20/2018	MEAS&NOTICE	BS	Barbara S
5/6/2009	Measured	189	PATRIOT
7/29/2005	Permit Visit	BR	B Rossignol
3/2/2000	Measured	268	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4416		Sq. Ft.	Site		0	80.	1.25	1									441,985						442,000	

Total AC/HA: 0.10138 | Total SF/SM: 4416 | Parcel LUC: 105 Three Fam. | Prime NB Desc ARLINGTON | Total: 441,985 | Spl Credit | Total: 442,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	1 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	3	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98482144
Const Adj.:	0.92678499
Adj $ / SQ:	164.289
Other Features:	158500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	730731
Depreciation:	226527
Depreciated Total:	504204

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	1	
Totals			
3	14	5	

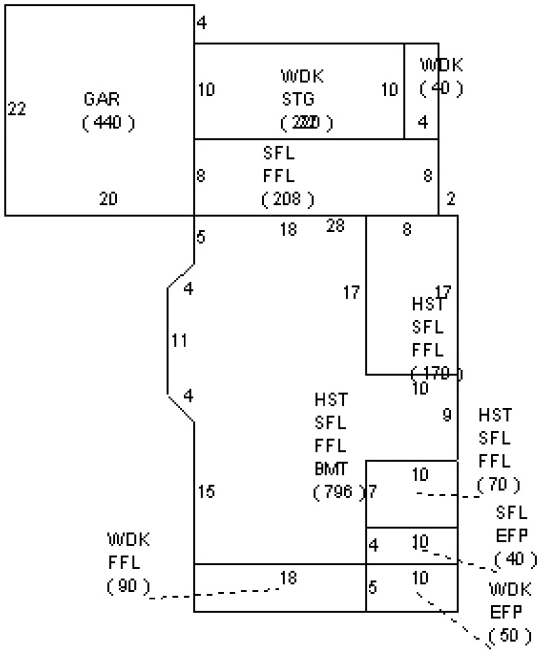
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.29
Special Features:	0	Val/Su Net:	99.21
Final Total:	504200	Val/Su SzAd	160.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,334	164.290	219,162
SFL	Second Floor	1,284	164.290	210,947
BMT	Basement	796	49.290	39,232
HST	Half Story	518	164.290	85,102
GAR	Garage	440	19.170	8,434
WDK	Deck	400	7.880	3,151
STG	Storage	220	6.400	1,409
EFP	Enclos Porch	90	53.270	4,794
	Net Sketched Area:	5,082	Total:	572,231
Size Ad	3136	Gross Area	5600	FinArea 3136

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	A	AV	1970	0.00	T	39.2	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	